

Sales - Apartment - New Golden Mile
995.000€

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Ref.-ID: R5498830

New Golden Mile

Apartment

Community: 2,964 EUR / year

IBI: 1,022 EUR / year



3



2



193 m2

Renovated Penthouse with Tourist Licence in El Presidente – New Golden Mile Beautifully renovated 3-bedroom, 2-bathroom penthouse apartment in the sought-after beachside urbanisation of El Presidente, located on the New Golden Mile between Marbella and Estepona. The property offers bright and comfortable living spaces, complemented by a large terrace and private solarium. The master bedroom features a generous walk-in closet, while the entire apartment benefits from underfloor heating and individual air conditioning throughout, controlled via an Airzone system. The modern kitchen is fitted with high-quality Bosch appliances. A particularly attractive feature for investors is that the apartment comes with a tourist licence, which can be transferred to the new owners. This provides the opportunity for short-term holiday rentals, making the property an attractive rental investment with income potential. El Presidente offers five communal swimming pools, including a heated pool conveniently located closest to the apartment. The beach, promenade and renowned Salduna Beach Restaurant are just 200 metres away on foot. The promenade stretches along the coastline towards Estepona, while an Aldi supermarket and numerous restaurants are approximately 900 metres away. CAP Racket Club is just a 5-minute drive, while Puerto Banús and Estepona are both approximately 10 minutes by car.

Setting ✓ Beachside ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Forest ✓ Urbanisation	Orientation ✓ East ✓ South East ✓ South	Condition ✓ Excellent ✓ Recently Renovated	Pool ✓ Communal ✓ Heated	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ U/F Heating ✓ U/F/H Bathrooms	Views ✓ Garden ✓ Pool
Features ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Solarium ✓ WiFi ✓ Ensuite Bathroom ✓ Double Glazing ✓ Fiber Optic	Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Electric Blinds	Parking ✓ Street
Utilities ✓ Electricity	Category ✓ Beachfront ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale ✓ Contemporary				